

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA

Thursday, August 4, 2016

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **Thursday, August 4, 2016**, beginning at **1:30 PM** in the Planning Department Conference Room City Hall - 10th Floor, 455 N. Main Street, Wichita, Kansas. **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the prior MAPC meeting minutes:

Meeting Date: June 16, 2026

2. **CONSIDERATION OF SUBDIVISION COMMITTEE RECOMMENDATIONS**

Items may be taken in one motion unless there are questions or comments.

SUBDIVISION CASE DETAILS

- 2-1. **SUB2016-00011: One-Step Final Plat – KANSAS HYDROGRAPHICS ADDITION,**
located on the north side of East 47th Street South, west of South Woodlawn Boulevard.

Committee Action: APPROVED 6-0
Surveyor: Ruggles & Bohm, P.A.
Acreage: 4.51
Total Lots: 1

- 2-2. **SUB2016-00018: One-Step Final Plat – FOSSIL RIM COMMERCIAL ADDITION,**
located on the southeast corner of 29th Street North and Tyler Road.

Committee Action: APPROVED 6-0
Surveyor: Baughman Company, P.A.
Acreage: 6.48
Total Lots: 4

3. **PUBLIC HEARING – VACATION ITEMS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

Items may be taken in one motion unless there are questions or comments.

Complete legal descriptions are available for public inspection at the Metropolitan Area Planning Department – 10th Floor, City Hall, 455 N. Main Street, Wichita, Kansas

- 3-1. **VAC2016-00028: City request to vacate portion of a platted setback on property,**
generally located northwest of 55th Street South and Broadway Avenue.

Committee Action: APPROVED 6-0

- 3-2. **VAC2016-00029: City request to vacate a platted utility easement on property,**
generally located north of 37th Street North on the west side of Ridge Road.

Committee Action: APPROVED 6-0

- 3-3. VAC2016-00030: City request to vacate a portion of a platted alley**, generally located north of Pawnee Avenue on the west side of Hillside Avenue.

Committee Action: DEFERRED

- 3-4. VAC2016-00031: City request to vacate a portion of a platted alley**, generally located south of Douglas Avenue on the east side of Poplar Street.

Committee Action: DEFERRED UNTIL 8.25.16

PUBLIC HEARINGS

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 PM

- 4.** Case No.: ZON2016-00032
Request: City zone change request from SF-5 Single-family Residential to TF-3 Two-family Residential for 13 lots on Victoria Street.
General Location: Northwest of the intersection of East 55th Street South and South Hydraulic Avenue.
Presenting Planner: Kathy Morgan
- 5.** Case No.: ZON2016-00033
Request: City zone change on 23.2 acres from SF-5 Single-family Residential to TF-3 Two-family Residential.
General Location: On the north side of West Central Avenue, approximately 1/2 mile west of 119th Street West.
Presenting Planner: Kathy Morgan
- 6.** Case No.: CON2015-00029
Request: City Conditional Use request for a Tavern and Drinking Establishment and Entertainment Establishment and Nightclub in the City within 300 feet of residential zoning on property zoned LC Limited Commercial.
General Location: South of East 43rd Street South, on the west side of South Broadway Avenue (4423 S. Broadway Ave.- BC's Bar and Grill).
Presenting Planner: Bill Longnecker
- 7.** Case No.: CON2016-00018
Request: City Conditional Use request to permit a Tavern and Drinking Establishment and an Entertainment Establishment and Nightclub in the City within 300 feet of residential zoning on property zoned LC Limited Commercial.
General Location: South of Kellogg and west of Seneca Street (801 S. Seneca St. - Whiskey Dicks Bar and Grill).
Presenting Planner: Bill Longnecker
- 8.** Case No.: CON2016-00026
Request: City Conditional Use request to permit a Tavern and Drinking Establishment and an Entertainment Establishment and Nightclub in the City within 300 feet of residential zoning on property zoned LC Limited Commercial zoned property.

- General Location: On the southwest corner of West Douglas and South Athenian Avenues (2201 W. Douglas Ave.).
Presenting Planner: Bill Longnecker
9. Case No.: CON2016-00029
Request: City Conditional Use request for an Accessory Apartment in SF-5 Single-family Residential zoning.
General Location: South of west Maple Street and east of 151st Street West (301 S. Country View Ln.).
Presenting Planner: Bill Longnecker
10. Case No.: CON2016-00036
Request: County Conditional Use request to allow a Bed and Breakfast in the RR Rural Residential zoning district.
General Location: South of 95th Street South and Greenwich Road (9400 S. Greenwich Rd.).
Presenting Planner: Kathy Morgan
11. Case No.: CON2016-00037
Request: County Conditional Use request for an Accessory Apartment in SF-20 Single-family Residential zoning.
General Location: Along the west side of North Ridge Road, midway between West 45th Street North and West 53rd Street North (4917 N. Ridge Rd.).
Presenting Planner: Kathy Morgan
12. Case No.: CON2016-00038
Request: City Conditional Use for Group Residence Limited in SF-5 Single-family Residential zoning.
General Location: North of 29th Street North and west of Arkansas at the southeast corner of 31st Street North and Hood Street (1055 W. 31st St. N.).
Presenting Planner: Bill Longnecker
13. Case No.: CUP2016-00024 (**DEFERRED**)
Request: City CUP major amendment to DP-332 to expand the CUP land area and amend signage regulations.
General Location: At the northeast corner of Kellogg and West Street (608 24 S. West St.).
Presenting Planner: Scott Knebel

NON-PUBLIC HEARING ITEMS

14. Other Matters/Adjournment

Dale Miller, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission